

DECISION
GRAFTON PLANNING BOARD
DEFINITIVE SUBDIVISION PLAN
“GRISTMILL VILLAGE” SUBDIVISION

Off 4 Grist Mill Road & Pleasant Street, Grafton, MA
(Assessor’s Map 97, Lot 22A; and Map 98, Lot 2)

Decision of the Grafton Planning Board (hereinafter the Board) on the petition of Casa Builders, P.O. Box 1205, Westborough, MA 01581 (hereinafter the Applicant / Owner), for a Definitive Plan Approval for a 10 lot Conventional Development Residential Subdivision on property located at 4 Grist Mill Road, and shown as Grafton Assessor’s Map 97, Lot 22A & Map 98, Lot 2 (hereinafter the Site), and owned by Maintanis Realty Trust by declaration recorded in the Worcester District Registry of Deeds (WDRD) in Book 43189, Page 162; and William J. & Mary J. Maintanis & Stephen A. Wilson by declaration recorded in the WDRD in Book 29119, Page 38.

I. BACKGROUND

The application for Approval of a Definitive Subdivision Plan (hereinafter Application) was filed with the Planning Board April 21, 2015. Notice of the public hearing and the subject matter thereof was published in the Grafton News on May 20 and May 27, 2015, and posted with the Town Clerk’s Office. The public hearing on the Application was opened on June 8, 2015 and continued on July 13, August 10 and August 24, 2015. Abutters were notified by First Class Mail. During the public hearing, all those wishing to speak to the petition were heard. Following public input the hearing was closed on August 24, 2015.

The following Board members were present throughout the public hearing: Sargon Hanna, Linda Hassinger, Robert Hassinger, Michael Scully, David Robbins. At the hearing, John Grenier of J.M. Grenier Associates, Inc. represented the Applicant and presented the proposal. The record of the proceedings and submissions upon which this decision is based may be referred to in the Office of the Town Clerk or in the Office of the Planning Board.

The Board requested that the Applicant grant an extension of time to file a Decision to September 18, 2015. The Applicant granted the Board’s request in writing at the August 10, 2015 public hearing (see EXHIBIT #18). A second request was granted to extend the filing deadline to September 25, 2015 via email correspondence from the Applicant (see EXHIBIT #23).

II. SUBMITTALS

The following items were submitted to the Board for its consideration of this application:

EXHIBIT 1. Unbound application packet submitted by J.M. Grenier Associates, Inc., received April 21, 2015, including the following:

- Correspondence from J.M. Grenier Associates, Inc., Definitive Subdivision “Gristmill Village”, Map 97 Parcel 22A & Map 98 Parcel 2, Grafton, Massachusetts, 01519; dated March 13, 2015; includes waiver requests; 4 pages.
- Application for Approval of Definitive Plan, dated February 26, 2015; 1 page.

- Application for Approval of Definitive Plan, Area Within a Subdivision, dated March 13, 2015 ;1 page.
- Application for Approval of Definitive Plan, Land Surveyor’s Certificate, dated March 13, 2015; 1 page.
- Application for Approval of Definitive Plan, Engineer’s Certificate dated March 13, 2015; 1 page.
- Application for Approval of Definitive Plan, Verification of Proposed Street Names, dated March 13, 2015;1 page.
- Application for Approval of Definitive Plan, Project Information Summary, dated March 13, 2015; 11 pages.
- Certified Abutters List, signed by the Board of Assessors Office Manager, no date; 2 pages.
- Certificate of Good Standing signed by the Treasurer / Collector’s Office on march 31, 2015; 1 page.
- Stormwater Management Report, “Gristmill Village” Definitive Plan, Conventional Development, Grafton, Massachusetts, March 13, 2015; prepared by J. M. Grenier Associates, Inc.; 67 pages.
- Plan; “Gristmill Village” Definitive Plan – Proof Plan, prepared by J. M. Grenier Associates Inc.; dated April 10, 2015; 11” X 17” and 24” x 36”, black and white; 1 page.
- Plan; “Gristmill Village” Definitive Plan – Tree Plan, prepared by J. M. Grenier Associates Inc.; dated April 10, 2015; 11” X 17” and 24” x 36”, black and white; 1 page.
- Plan Set: Lot Development Plan: “Gristmill Village” Subdivision; prepared by J.M. Grenier Associates Inc.; dated March 13, 2015; 11” X 17”, black and white; includes the following:
 - C – 0.0Cover Sheet
 - C – 1.0Existing Conditions Plan 1/2
 - C – 2.0Existing Conditions Plan 2/2
 - C – 3.0Site Plan
 - C – 4.0Site Plan for Northeast lots
 - C – 5.0Layout and Materials Plan 1/2
 - C – 6.0Layout and Materials Plan 2/2
 - C – 7.0Grading and Drainage Plan
 - C – 8.0Utility Plan
 - C – 9.0Roadway Profile Plan 1/5
 - C – 10.0Roadway Profile Plan 2/5
 - C – 11.0Roadway Profile Plan 3/5
 - C – 12.0Roadway Profile Plan 4/5
 - C – 13.0Roadway Profile Plan 5/5
 - C – 14.0Erosion & Sedimentation Control Plan
 - C – 15.0Detail Plan ½
 - C – 16.0Detail Plan 2/2

- EXHIBIT 2.** Correspondence from Graves Engineering, Inc.; “Gristmill Village” Subdivision – Definitive Plan and Stormwater Review; dated May 5, 2015; received on May 13, 2015; 5 pages.
- EXHIBIT 3.** Project Review Memorandum; Zoning Board of Appeals; received May 26, 2015; 1 page.
- EXHIBIT 4.** Project Review Memorandum; Board of Health; received May 28, 2015; 2 pages
- EXHIBIT 5.** Project Review Memorandum; Board of Assessors; received June 2, 2015; 2 pages
- EXHIBIT 6.** Project Review Memorandum; Sewer Department; received June 2, 2015; 3 pages.
- EXHIBIT 7.** Public Hearing Sign In Sheet for the June 18, 2015 hearing, 1 page.
- EXHIBIT 8.** Written Request, Public Hearing Continuance; To Continue the Public Hearing to July 13, 2015; submitted at the June 8, 2015 Public Hearing; 1 page.
- EXHIBIT 9.** Image of sample bike path in lieu of sidewalks; black & white, 8 ½ x 11; no date; received at the July 13, 2015 Public Hearing; 1 page.
- EXHIBIT 10.** Public Hearing Sign In Sheet for the July 13, 2015 hearing, 1 page.
- EXHIBIT 11.** Written Request, Public Hearing Continuance; To Continue the Public Hearing to August 10, 2015; submitted at the July 13, 2015 Public Hearing; 1 page.
- EXHIBIT 12.** Revised Application Materials submitted by J. M. Grenier Associates, Inc., received July 14, 2015; includes the following:
- Correspondence from J. M. Grenier Associates Inc.; re: Definitive Plan Conventional Development “Gristmill Village” Map 97, Parcel 22A & Map 98 Parcel 2 Grafton, Massachusetts 01519; Additional Waiver Requests.; dated July 13, 2015; 6 pages.
 - Correspondence from J. M. Grenier Associates Inc.; re: Definitive Plan Conventional Development “Gristmill Village” Map 97, Parcel 22A & Map 98 Parcel 2 Grafton, Massachusetts 01519; Response to Comments from Graves Engineering; .; dated July 13, 2015; 6 pages.
 - Stormwater Management Report, “Gristmill Village” Definitive Plan, Conventional Development, Grafton, Massachusetts, March 13, 2015, revised July 13, 2015; prepared by J. M. Grenier Associates, Inc.; 67 pages.
 - Plan Set; “Gristmill Village” Definitive Plan Conventional Development; submitted by J. M. Grenier Associates Inc.; 24” x 36” and 11” x 17”, black & white; received July 14, 2015; includes the following:
 - Sheet 1 of 17..... Cover Sheet
 - Sheet 2 of 17..... Existing Conditions Plan 1/2
 - Sheet 3 of 17..... Existing Conditions Plan 1/2
 - Sheet 4 of 17..... Existing Conditions Plan 2/2
 - Sheet 1 of 2..... Definitive Plan Subdivision of Land
 - Sheet 2 of 2..... Definitive Plan Subdivision of Land
 - Sheet 6 of 17..... Layout and Materials Plan 1/2
 - Sheet 7 of 17..... Layout and Materials Plan 2/2
 - Sheet 8 of 17..... Grading and Drainage Plan
 - Sheet 9 of 17..... Utility Plan

- Sheet 10 of 17..... Roadway Profile Plan 1/5
- Sheet 11 of 17..... Roadway Profile Plan 2/5
- Sheet 12 of 17..... Roadway Profile Plan 3/5
- Sheet 13 of 17..... Roadway Profile Plan 4/5
- Sheet 14 of 17..... Roadway Profile Plan 5/5
- Sheet 15 of 17..... Erosion & Sedimentation Control Plan
- Sheet 16 of 17..... Detail Plan 1/2
- Sheet 17 of 17..... Detail Plan 2/2

- EXHIBIT 13.** Mullin Rule Certification for the June 8, 2015 Public Hearing; signed by Sargon Hanna, dated and received July 20, 2015; 1 page.
- EXHIBIT 14.** Correspondence from Grafton Fire Department; re: Definitive Subdivision “Gristmill Village”; dated July 22, 2015; received July 23, 2015; 1 page.
- EXHIBIT 15.** Correspondence from Graves Engineering, Inc.; re: Gristmill Villages Definitive Plan and Stormwater Review; dated July 27, 2015; received July 29, 2015; 6 pages.
- EXHIBIT 16.** Memorandum to the Planning Board; re: Gristmill Village – Town Planner Comments on road length waiver; dated August 7, 2015; 2 pages.
- EXHIBIT 17.** Public Hearing Sign In Sheet for the August 10, 2015 hearing, 1 page.
- EXHIBIT 18.** Written Request, Public Hearing Continuance; To Continue the Public Hearing to August 24, 2015; submitted at the August 10, 2015 Public Hearing; includes written authorization to extend the period to file a decision with the Town Clerk to September 18, 2015; 1 page.
- EXHIBIT 19.** Revised Plan; “Gristmill Village” Definitive Plan, Grading and Drainage Plan, Sheet 8 of 17; 8 ½ x 11”, black & white; dated March 13, 2015, received August 20, 2015; 1 page.
- EXHIBIT 20.** Revised Plan; “Gristmill Village” Definitive Plan, Grading and Drainage Plan, Drainage Easement Detail; 8 ½ x 11”, black & white; no date, received August 20, 2015; 1 page.
- EXHIBIT 21.** Revised Plan; “Gristmill Village” Definitive Plan Utility Plan; 8 ½ x 11”, black & white; dated March 13, 2015, received August 20, 2015; 1 page.
- EXHIBIT 22.** Email Correspondence from Graves Engineering, Inc., RE: Grafton – Gristmill Village, Pleasant Street; received August 25, 2015; 2 pages.
- EXHIBIT 23.** Email Correspondence from Steven Venincasa, RE: Need for extension of time to file decision; received September 14, 2015; 1 page.
- EXHIBIT 24.** Planning Board Decision, Major Residential Special Permit (MRSP 2013-9) & Preliminary Plan Approval, “Gristmill Village” Subdivision, 4 Grist Mill Road & Off Pleasant Street, Grafton, MA, Casa Building & Developers Corp. (Applicant) Maintainis Realty Trust and William J. & Mary J. Maintainis & Stephen A. Wilson (Owner); stamped with Town Clerk on May 21, 2014; 20 pages.

III. FINDINGS

At their meeting of [REDACTED] after due consideration of the exhibits submitted and the entire record of proceedings introduced and accepted in this matter, the Grafton Planning Board (motion by [REDACTED], seconded by [REDACTED]) voted [REDACTED] in favor to make the following findings:

- F1.) That this application is for a ten (10)-lot Conventional Development Definitive Subdivision Plan, and has evolved from a Major Residential Special Permit (MRSP 2013-9) & Preliminary Plan Approval, dated 5/19/14) granted by the Grafton Planning Board.
- F2.) That determinations regarding the following findings are based upon the Plans identified in this Decision, as well as the information and material submitted and presented in association with the Application.
- F3.) That determinations regarding the following findings are also predicated upon satisfactory completion of all road and other related improvements shown on the Plans in accordance with *Rules and Regulations Governing the Subdivision of Land: Grafton, Massachusetts*, revised through 4/27/09 (hereinafter *Rules and Regulations*), except where modified by this Decision or MRSP 2013-9, as well as in accordance with all applicable Federal, State and other Local regulations.
- F4.) That determinations regarding the following findings are also predicated upon satisfying all of the conditions stated within this Decision and all applicable conditions of MRSP 2013-9.
- F5.) That the Applicant requested waivers from the following Sections of the *Rules and Regulations*:
- **Section 4.1.3.6** - requirement that proposed streets intersect adjacent streets at a minimum interval of six hundred feet (600'). It is noted that this waiver request was granted in the Major Residential Special Permit (MRSP 2013-9) & Preliminary Plan Approval.
 - **Section 4.1.6.3:** requirement that dead end streets and their extensions or segments, if any, shall not be shorter than one hundred fifty feet (150'), nor longer than five hundred feet (500').
 - **Section 4.2.1.2** — Unless otherwise specified by the Planning Board, granite curbs of the dimensions given for granite curbs (Section M.9.04.1) Type VA4 shall be provided in the following locations along all other streets:
 - a) At intersections along the paving edge the distance of arcs of the curves plus a straight edge of eight feet (8') at the end of said arcs.
 - b) Along each edge of the roadway where the grade exceeds two percent (2%).
 - c) Along each edge of the roadway on all curves with the radius of less than two hundred fifty feet (250')
 - **Section 5.3.2:** Sewers shall be installed in the center of the street nearly 'as practical at a minimum depth of seven feet six inches (7' 6") of cover in the travelled way.
 - **Section 5.4.2.2:** At least four feet (4') of cover will be required over drain pipes. Where special conditions of topography and/or hydrology are deemed to justify the Board's approval of pipe with less than four feet (4') of cover the Board may require other materials or methods of construction to meet such conditions.

- **Schedule A & B** — Cross Sections: Standard Cross Section. Requirement of five feet (5') of cover over water pipes.

- F6.) That the data submitted satisfies the requirements of Section 3.3.1 of the *Rules and Regulations* regarding submission of a Definitive Plan.
- F7.) That the data submitted satisfies the requirements of Section 3.3.2 of the *Rules and Regulations* regarding Plan Sheets.
- F8.) That the materials and information submitted satisfy the requirements of Section 3.3.3 of the *Rules and Regulations* regarding Definitive Plan Contents.
- F9.) That the materials and information submitted satisfy the requirements of Section 3.3.4 of the *Rules and Regulations* regarding Additional Submittal Requirements. Some of the items were completed as part of the Major Residential Special Permit and Preliminary Plan Approval process (MRSP 2013-9) such as traffic study (Section 3.3.4.7) and staking (Section 3.3.4.3).

At their meeting of _____ after due consideration of the exhibits submitted and the entire record of proceedings introduced and accepted in this matter, the Grafton Planning Board (motion by _____, seconded by _____) voted - in favor to make the following findings:

- F10.) That during the public hearing the Board and the Board received testimony from abutters and area residents who expressed their concerns about the following:...drainage on Grist Mill, clear cutting slopes – visual impacts, groundwater impacts, habitat impacts
- F11.) That during the public hearing the Board and the Applicant discussed....width of road – waiver - sidewalks vs. bike lane, DPW / Fire
- F12.) That during the public hearing the Board and the Applicant discussed....length of roadway - wavier
- F13.) That during the public hearing the Board and the Applicant discussed....granite curbing, waiver
- F14.) That during the public hearing the Board and the Applicant discussed....sidewalks - material
- F15.) That during the public hearing the Board and the Applicant discussed....revised drainage easement, 96 Pleasant Street
- F16.) That during the public hearing the Board and the Applicant discussed....revised Tree Plan, species
- F17.) That during the public hearing the Board and the Applicant discussed....Heritage Trees
- F18.) That during the public hearing the Board and the Applicant discussed....sewer / department comments
- F19.) That during the public hearing the Board and the Applicant discussed....detention basin, Grist Mill Road, emergency spillway

F20.) That during the public hearing the Board and the Applicant discussed....**final GEI review, outstanding items**

At their meeting of _____ after due consideration of the exhibits submitted and the entire record of proceedings introduced and accepted in this matter, the Grafton Planning Board (motion by _____, seconded by _____) voted ____ in favor to make the following findings:

F21.) With regard to the conditions of approval listed in MRSP 2013-9, the Board finds that:

- a.) With regard to **Condition # 1**, this Application is for a Conventional Development subdivision.
- b.) With regard to **Condition # 2**, the total number of lots intended for building purposes shown on the Definitive Plans does not exceed ten (10); this condition remains in full force and effect.
- c.) With regard to **Condition # 3**, fencing around the detention basin as been depicted on the plans. However, written approval from the Department of Public Works regarding locations(s), style / type and installing details was not submitted. The Applicant will be required to satisfy this Condition as part of the Definitive Plan Approval prior to plan endorsement.
- d.) With regard to **Condition # 4**, all required information was provided. Additional measures regarding “no disturb, no cut” areas on Lots 4 through 8 are addressed in this Definitive Plan Approval Decision for the purpose addressing sensitivity to the natural systems on the site.
- e.) With regard to **Condition # 5**, the Applicant adequately addressed the issues screening and buffering on the plans and as conditioned in this Definitive Plan Approval Decision.
- f.) With regard to **Condition #6**, the Applicant adequately addressed the issues public safety requirements as depicted on the plans and as conditioned in this Definitive Plan Approval Decision.
- g.) With regard to **Condition #7**, the Applicant did not provide a draft sing easement for the intersection of Grist Mill Road and Pleasant Street, specifically from the property owner(s) at 102 Pleasant Street for the purposes of clearing vegetation and structures and the right to maintain sight lines for the purposes of public safety. This will be a requirement and condition of this Definitive Plan Approval prior to plan endorsement.
- h.) With regard to **Condition #8**, the Applicant did not provide the revisions to traffic study as required which included, but was not limited to: sight distance (distances quoted on the Plan do not reflect the available sight distance in the report) and assessment of the sight line impacts of the fence along 102 Pleasant Street to reflect actual field conditions. This will be a requirement and condition of this Definitive Plan Approval prior to plan endorsement.
- i.) With regard to **Condition #9**, the Definitive Plan was reviewed by the Sewer Department and Department of Public Works. Issues raised were addressed.
- j.) With regard to **Condition #10**, it is noted that the Applicant addressed the review comments submitted by Graves Engineering on April 10, 2014.
- k.) **Conditions # 11, #12, #13, #14, #15, #16 & #17** remain in full force and effect;

- l.) With regard to **Conditions # 18 and #19**, the Applicant did not record the MRSP Decision with the Worcester District Registry of Deeds. This will be a requirement and condition of this Definitive Plan Approval prior to plan endorsement.
- m.) **Conditions # 20 and #21** remain in full force and effect.

IV. WAIVERS

W1. At their meeting of [REDACTED] after due consideration of the exhibits submitted and the entire record of proceedings introduced and accepted in this matter, and based upon the findings stated within this Decision, the Grafton Planning Board (motion by [REDACTED], seconded by [REDACTED]) voted [REDACTED] - [REDACTED] (roll call vote: Scully- AYE / NAY; R. Hassinger – AYE / NAY; Hanna – AYE . NAY; Robbins – AYE / NAY, L. Hassinger- AYE / NAY) to **GRANT / DENY** the Applicant’s request for the following Waiver from the *Rules and Regulations*, as specified below:

- **Section 4.1.3.6** - requirement that proposed streets intersect adjacent streets at a minimum interval of six hundred feet (600'). It is noted that this waiver was granted in the Major Residential Special Permit (MRSP 2013-9) & Preliminary Plan Approval.

The Board notes that this waiver request was granted as part of the Major Residential Special Permit (MRSP 2013-9) & Site Plan Approval.

W2. At their meeting of [REDACTED] after due consideration of the exhibits submitted and the entire record of proceedings introduced and accepted in this matter, and based upon the findings stated within this Decision, the Grafton Planning Board (motion by [REDACTED], seconded by [REDACTED]) voted [REDACTED] - [REDACTED] (roll call vote: Scully- AYE / NAY; R. Hassinger – AYE / NAY; Hanna – AYE . NAY; Robbins – AYE / NAY, L. Hassinger- AYE / NAY) to **GRANT / DENY** the Applicant’s request for the following Waiver from the *Rules and Regulations*, as specified below:

- **Section 4.1.6.3:** requirement that dead end streets and their extensions or segments, if any, shall not be shorter than one hundred fifty feet (150’), nor longer than five hundred feet (500’).

The Applicant was denied the same waiver request as part of the Major Residential Special Permit (MRSP 2013-9) & Preliminary Plan Approval Decision for the following reasons (see EXHIBIT #24):

“The Board discussed the waiver request in light of information provided by the Applicant. It was found that the Applicant did not provide enough information about the length and configuration of the proposed roadway in relation to the context of topographical and other site features. The Board noted that the Applicant had failed to adequately demonstrate that alternative layouts could be developed to justify the waiver request. The Board further noted that the Applicant would have the opportunity to present alternative layouts during the definitive plan phase and that a new waiver request could be submitted. The Board finds that the Applicant has not demonstrated a good faith effort to address the Board’s concerns regarding this waiver request in the context of the Town’s Zoning By-Law and the Subdivision Rules and Regulations.”

Board Review of Waiver Request: The Board’s peer review engineer deferred to the Board in making a determination about this waiver request. The Board reviewed language in **Section 4.1.6.4** of the Subdivision Rules and Regulations that state:

In the unusual event that topography or other site conditions justify a dead end street longer than five hundred feet (500’), and where there is a substantial public or conservation benefit to be achieved, the Planning Board may relax these standards (Section 4.1.6 – Dead End Streets).

The Board reviewed the language of the Subdivision Rules and Regulations and took into account all of the input received during the public hearing process and submitted into the written record. Of concern was the need to balance waiver requests against the purpose of the Town’s Subdivision Rules and Regulations, which were established to protect and promote the rural and semi-rural character of the Town when considering new development. The Board notes that it is bound to evaluate waiver requests based on the construct of the regulations in effect and determine if the waiver is warranted after weighing the public benefits being offered by the Applicant.

W3. At their meeting of [REDACTED] after due consideration of the exhibits submitted and the entire record of proceedings introduced and accepted in this matter, and based upon the findings stated within this Decision, the Grafton Planning Board (motion by [REDACTED], seconded by [REDACTED]) voted [REDACTED] - [REDACTED] (roll call vote: Scully- AYE / NAY; R. Hassinger – AYE / NAY; Hanna – AYE / NAY; Robbins – AYE / NAY, L. Hassinger- AYE / NAY) to **GRANT / DENY** the Applicant’s request for the following Waiver from the *Rules and Regulations*, as specified below:

- **Section 4.2.1.2** — Unless otherwise specified by the Planning Board, granite curbs of the dimensions given for granite curbs (Section M.9.04.1) Type VA4 shall be provided in the following locations along all other streets:
 - a) At intersections along the paving edge the distance of arcs of the curves plus a straight edge of eight feet (8’) at the end of said arcs.
 - b) Along each edge of the roadway where the grade exceeds two percent (2%).
 - c) Along each edge of the roadway on all curves with the radius of less than two hundred fifty feet (250’)

Applicant’s Rationale for Waiver Request (EXHIBIT #12): The Applicant is requesting a waiver to allow bituminous Cape Cod berm along all roadway except at the intersection of Millstone Drive and Pleasant Street (where vertical granite curb is proposed). To eliminate the necessity of multiple transitions between cape cod berm and granite curb within the subdivision, cape cod berm is proposed along all roadways except at the intersection of Pleasant Street and Millstone Drive, where vertical granite curb is proposed.

Board Review of Waiver Request: The Board’s peer review engineer deferred to the Board in making a determination about this waiver request. The Board finds that, based on FINDING #F4, that the Applicant **did / did not** present a compelling argument to grant the waiver request.

W4. At their meeting of [REDACTED] after due consideration of the exhibits submitted and the entire record of proceedings introduced and accepted in this matter, and based upon the findings stated within this Decision, the Grafton Planning Board (motion by [REDACTED], seconded by [REDACTED]) voted [REDACTED] - [REDACTED] (roll call vote: Scully- AYE / NAY; R. Hassinger – AYE / NAY; Hanna – AYE / NAY; Robbins – AYE / NAY, L. Hassinger- AYE / NAY) to **GRANT / DENY** the Applicant’s request for the following Waiver from the *Rules and Regulations*, as specified below:

- **Section 5.3.2:** Sewers shall be installed in the center of the street nearly ‘as practical at a minimum depth of seven feet six inches (7’ 6”) of cover in the travelled way.

Comments from the Board’s peer review engineer, Graves Engineering (see EXHIBIT #15): *The minimum proposed cover over a sewer pipe is five feet two inches (5’ 2’). This shallower depth will occur in the vicinity of SMH 2 in Pleasant Street at the intersection of Millstone Drive. The depth of cover was affected by the elevation of the terminal end of the existing sewer main and the existing topography along Pleasant Street and as such, we have no issue with the waiver request.*

The Board **defers / does not defer** to the professional assessment provided by the peer review engineer.

W5. At their meeting of [REDACTED] after due consideration of the exhibits submitted and the entire record of proceedings introduced and accepted in this matter, and based upon the findings stated within this Decision, the Grafton Planning Board (motion by [REDACTED], seconded by [REDACTED]) voted [REDACTED] - [REDACTED] (roll call vote: Scully- AYE / NAY; R. Hassinger – AYE / NAY; Hanna – AYE / NAY; Robbins – AYE / NAY, L. Hassinger- AYE / NAY) to **GRANT / DENY** the Applicant’s request for the following Waiver from the *Rules and Regulations*, as specified below:

- **Section 5.4.2.2:** At least four feet (4’) of cover will be required over drain pipes. Where special conditions of topography and/or hydrology are deemed to justify the Board’s approval of pipe with less than four feet (4’) of cover the Board may require other materials or methods of construction to meet such conditions.

Peer Review Assessment (see EXHIBIT #15): *Sheet 10 was revised to specify Class V RCP.*

The Board **defers / does not defer** to the professional assessment provided by the peer review engineer.

W6. At their meeting of [REDACTED] after due consideration of the exhibits submitted and the entire record of proceedings introduced and accepted in this matter, and based upon the findings stated within this Decision, the Grafton Planning Board (motion by [REDACTED], seconded by [REDACTED]) voted [REDACTED] - [REDACTED] (roll call vote: Scully- AYE / NAY; R. Hassinger – AYE / NAY;

Hanna – AYE . NAY; Robbins – AYE / NAY, L. Hassinger- AYE / NAY) to **GRANT / DENY** the Applicant’s request for the following Waiver from the *Rules and Regulations*, as specified below:

- **Schedule A & B:** Cross Sections: Standard Cross Section Requirement of five feet (5’) of cover over water pipes

Applicant’s Rationale for Request (EXHIBIT #12): To allow for gravity flow in the sewer system from the subdivision to the nearest available sewer manhole, it is necessary to have five feet two inches (5’ 2”) of cover over the sewer pipes at the intersection of Pleasant Street and Millstone Drive. In order to maintain eighteen inches (18”) of separation between water and sewer, three feet (3’) of cover is proposed over the water line where the water and sewer cross at this intersection. The water pipes will be insulated where five feet (5’) of cover cannot be achieved.

Board Assessment of the Waiver Request: The Board notes that the final peer review assessment (EXHIBIT #15) was silent on this waiver request. This waiver request requires professional review and assessment by the Board’s peer review engineer, and, as such, will be a condition of this Definitive Plan Approval Decision.

V. DECISION and CONDITIONS

At their meeting of [REDACTED] after due consideration of the exhibits submitted and the entire record of proceedings introduced and accepted in this matter, the Grafton Planning Board (motion by Mr. Qualey, seconded by Mr. Walsh) voted [REDACTED] - [REDACTED] (roll call vote: Scully- AYE / NAY; R. Hassinger – AYE / NAY; Hanna – AYE . NAY; Robbins – AYE / NAY; L. Hassinger- AYE / NAY) to **APPROVE / DENY** the Application for Approval of a Definitive Subdivision Plan with the following conditions:

A. Standard Conditions

1. This Approval shall not be construed as approving the buildability of any lots shown on the Plans. All applicable Federal, State or other Local permits/approvals must be obtained for each lot prior to construction on said lot.
2. This Approval shall not be construed as final approval of any on- or off-site improvements or work (such as water, sewer, drainage, or other utilities installation) associated with this project and shown on the Plans. All applicable Federal, State and Local approvals/permits shall be obtained by the Applicant prior to the construction of any portion of the development or off-site improvements that warrant such approvals/permits. All applicable requirements of the Grafton Water District, Grafton Board of Sewer Commissioners/Sewer Department, Grafton Police Department, Grafton Department of Public Works, and all other applicable utilities, are hereby incorporated by reference as a requirement of this Decision.
3. Any modification to the approved Plans shall require, prior to implementing such change, a determination from the Planning Board as to whether the proposed change is substantially different than presented in the materials and information used in making this Decision. The Planning Board reserves the right to solicit comments from other Town boards, departments and committees, as well as its consulting engineer, in making determinations regarding such changes. The Planning Board may, upon its determination, require a modification of this Decision if it finds that the proposed

changes are substantial in nature and of public concern, and substantially alter the plans and information used in making this Decision. Any Modification of this Decision shall be made pursuant to Section 3.3 of the *Subdivision Rules and Regulations*.

4. The Planning Board reserves the right, pursuant to the *Subdivision Rules and Regulations* and Section 1.5.1.1 of the Zoning By-Law, to utilize the services of a professional engineer in reviewing any materials required to be submitted as conditions of this Decision, and conducting any inspections or other work associated with the construction of the subdivision. In accordance with the applicable sections of the *Subdivision Rules and Regulations* and the ZBL, any fees or expenses associated with such reviews and inspections shall be the responsibility of the Applicant. Such inspections or reviews will not be conducted if a zero or negative balance exists in any account established by the Planning Board for the purposes stated in this Condition.
5. All site development and construction shall be performed in accordance with the approved Plans and the *Rules and Regulations Governing the Subdivision of Land: Grafton, Massachusetts* (revised through 4/27/09), as well as with all applicable Federal, State and Town laws, ordinances and regulations. In the event of a discrepancy between the Plans and the *Rules and Regulations*, and absent clarification or approval of such discrepancy stated within the Findings or Conditions of this Decision or any related Special Permit, the requirements of the *Rules and Regulations* shall apply. All required permits and approvals shall be secured by the Applicant at the appropriate stage of construction and copies of all pertinent documents regarding said permits and approvals shall be filed with the Planning Board in a timely manner.
6. Construction of the improvements shown on the Plans approved as part of this Decision is subject to approval by the Grafton Conservation Commission. Any Order of Conditions and/or permits issued by the Conservation Commission with respect to this Application are hereby incorporated by reference and shall constitute a condition of this Decision. If such Order of Conditions and/or permits require substantial modifications to any of the plans approved by the Planning Board, the Board may, upon its determination, require a modification of this Decision if it finds that the proposed changes are substantial in nature and of public concern, and substantially alter the plans and information used in making this Decision. Any modification of this Decision shall be made pursuant to Section 3.3 of the *Rules and Regulations*, and as noted within the Conditions of this Decision.
7. All grading and construction shall be performed in accordance with the Plan, as well as all applicable Federal, State and Local regulations, and shall be accomplished so as not to discharge any non-permitted pollutants or siltation into waterways during construction or after completion of the subdivision.
8. Construction and installation of the roadway and municipal services shall only occur Monday through Saturday between the hours of 7:00 a.m. and 5:00 p.m., and there shall be no construction activity on state and federal holidays.
9. All construction and site improvements shall be completed within two years of the date of plan endorsement or thirty (30) months from the date of this Decision, whichever occurs sooner. This Decision shall lapse after said applicable time period, and no other work may occur, and the subdivision approval shall be deemed automatically rescinded unless the Planning Board grants an extension pursuant to the *Subdivision Rules and Regulations*. Requests for extensions shall require a public hearing in accordance with all applicable requirements for conducting such hearings.

10. The applicant, their successors and assigns, will not sell any lot in the subdivision or erect or place any permanent building on any such lot until the construction of ways and municipal services necessary to adequately serve such lot has been completed in accordance with the approved Plans and the *Rules and Regulations*. In the event of a discrepancy between the Plans and the *Rules and Regulations*, and absent clarification or approval of such discrepancy stated within the Findings or Conditions of this Decision, the requirements of the *Rules and Regulations* shall apply.
11. The Definitive Plan shall be submitted for endorsement within six (6) months following approval.
12. This Definitive Plan Approval Decision shall be recorded in the Worcester District Registry of Deeds (WDRD) prior to any ongoing Town review and / or peer review associated with conditions set forth in this Decision. The Applicant shall submit evidence to the Planning Board that this Decision has been recorded at the WDRD, including a copy of such recording bearing the WDRD Book and Page Number and/or Instrument Number. Any such Plan(s) submitted to the Planning Board for approval shall contain reference to this Decision, as well as other related approvals, indicating that such plans are prepared pursuant to said Decision(s)/Approval(s) and shall include WDRD recording information, including Book and Page numbers. By recording this Definitive Plan Approval Decision in the Worcester Registry of Deeds, the Applicant agrees to and accepts the conditions set forth in this Special Permit Decision, and which acceptance shall bind the Applicant and its successors and assigns.
13. Any inability or failure or refusal by the Applicant to comply with the Conditions of this Decision, when notified of failure of compliance, shall be grounds for the immediate denial of building, construction or occupancy permits with respect to this project.

B. Conditions to be met prior to Plan Endorsement

1. The Applicant shall resolve any outstanding conditions relating to the Major Residential Special Permit (MRSP 2013-9) and Preliminary Plan Approval (see EXHIBIT #24) as follows:
 - a. **Condition #C3:** The Applicant shall submit written approval from the Grafton Department of Public Works regarding the location(s), style/type and installation details for such fencing.
 - b. **Condition #C7:** Any definitive plan filed pursuant to this Decision shall include a draft sight easement for the intersection of Grist Mill Road and Pleasant Street, specifically from the property owners of 102 Pleasant Street, as discussed during the public hearing (see FINDING #F14). Such easement shall be identified on a plan and shall ensure that the Town will have the right to clear vegetation, obstructions and structures as well as the right to maintain sight lines for the purposes of public safety.
 - c. **Condition #C8:** Any definitive plan filed pursuant to this Decision shall include a revised traffic study that addressed the concerns raised during the public hearing and comments from the Town (see FINDING #F15 and EXHIBIT #38) including by not limited to: sight distance (distances quoted on the Plan do not reflect the available sight distance in the report) and assessment of the sight line impacts of the fence along 102 Pleasant Street to reflect actual field conditions.
 - d. **Condition #C18:** This Special Permit shall be recorded in the Worcester District Registry of Deeds (WDRD) prior to submitting any plan(s) for the creation of the lots authorized by this Decision. At the time of filing any such plan(s), the Applicant shall submit evidence to the

- Planning Board that this Decision has been recorded at the WDRD, including a copy of such recording bearing the WDRD Book and Page Number and/or Instrument Number. Any such Plan(s) submitted to the Planning Board for approval shall contain reference to this Decision, as well as other related approvals, indicating that such plan(s) is(are) prepared pursuant to said Decision(s)/Approval(s) and shall include WDRD recording information, including Book and Page numbers.
- e. **Condition #C19:** A copy of such recorded Special Permit Decision, including WDRD Book and Page numbers, shall be submitted to the Planning Board Office within thirty (30) days of recording.
2. The Applicant shall resolve to the satisfaction of the Board, by an affirmative vote of at least three (3) Board members, all outstanding technical items identified in the comments submitted by Graves Engineering on July 29, 2015 (see EXHIBIT #15) and August 25, 2015 (see EXHIBIT #22) which identifies the following work items:
- a. Per MassDEP’s Stormwater Handbook, an infiltration facility needs to be at least 100 feet from a well. It was estimated that the proposed the setback is approximately 88 feet from the abutter’s well.
 - b. Per MassDEP’s Stormwater Handbook, an infiltration facility needs to be at least 50 feet from a septic system’s soil absorption system. The plan proposes a setback of 31 feet.
 - c. Considering the rock that was observed at test pit TP-1 (Millstone Drive station 2+50+/-), it is recommend that soil testing be done as part of the design process. Two test holes are recommended.
 - d. Although the design engineer replied that a cost estimate has now been provided as part of the operation and Maintenance Plan, we could not find the cost estimate. A cost estimate will need to be added to the project documents.
 - e. The revised hydrology computations are generally in order. There are two minor issues with modeling of the detention basin outlet. The outlet control structure consists of a grate and an outlet pipe for which only the grate was modeled. The first issue is that pipe’s capacity is more restrictive than the grate, therefore the pipe should be included in the model. This revision will decrease the calculated peak discharge rate with minimal effect on the elevation to which water would be impounded in the basin. Secondly, for the record the grate should be modeled as rectangular instead of circular; nevertheless the capacity of the grate/pipe’s outlet structure will be governed by the pipe so this revision will have no effect on the calculated discharge rates.
3. The Conditions set forth in this Decision shall be inscribed on a sheet of the Plans suitable for recording at the Worcester Registry of Deeds (WDRD). Such sheets shall be so recorded as part of the Definitive Plan. Reference to these Conditions, as well as the WDRD Book and Page number of the recorded Decision (see Condition A12) and the corresponding sheet numbers shall also be inscribed on any sheet(s) that do not contain the Conditions of Approval.
4. The plans shall be revised to reference the Major Residential Special Permit (MRSP 2013-9) & Preliminary Plan Approval.

5. The Applicant shall submit to the Planning Board written approval from the Grafton DPW Highway Superintendent / Tree Warden for the proposed species of trees to be used as street trees. The plan submitted for endorsement shall include all relevant details for said trees (e.g., size, type, planting details, etc.) as approved by the Tree Warden/DPW Director.
6. The plans shall be revised to reflect and include the following based on material submitted and agreed upon by the Applicant during the public hearing process (see FINDINGS #F6 & #F7):
 - a. Revised Utility Plan to reflect new drainage easement the proposed corner of 96 Pleasant Street and proposed Mill Stone Drive (see EXHIBIT #20 and #21).
 - b. Revised Tree Plan which reflects changes made to the revised Utility Plan as described above (Condition #B.5.a) and as discussed during the public hearing (see EXHIBIT #19).
7. The plans shall be revised to reflect changes affected by the granted Waiver Requests (see SECTION IV of this Decision). Specifically:
 - a. Roadway width shall be twenty four (24) feet;
 - b. Curbing shall be sloped granite except at the locations which specifically require vertical granite such as catch basins.
 - c. Sidewalks shall be constructed of concrete in accordance with Section 5.5 of the Subdivision Rules and Regulations
8. The plans shall be revised to clearly identify the fencing around the detention basin on the Grading and Drainage plan.
9. The plans shall be revised to identify a “no disturb, no cut” area around the Heritage Trees on Lots 2 and 3. Said area shall be identified as a “no disturb area” and shall be referenced in each deed. Draft “no disturb area” _____ plan language shall be submitted for approval to the Planning Board and or its agent. Language shall allow for pruning and removal of invasive vegetation but will require Planning Board approval for removal of trees.
10. The plans shall be revised to identify the “no disturb, no cut” on the rear portions of Lots 4 through 10 with a notation that these areas will protected through deed restrictions to be filed at the Worcester District Registry of Deeds (see CONDITION #E.1). The Applicant / Developer shall coordinate with the Planning Board or its agent to in identifying those areas. Final approval shall be granted via correspondence from the Planning Board or its agent.
11. The Applicant / Developer shall adhere to Section 3.3.8 of the Subdivision Rules and Regulations which state: “Construction and instllation within the site property sshall be secured by one, or in part by one and part by another, of the following methods which may, from time to time, be varied by the Applicant. Said security shall be posted and apporved by the Planning Board prior to the construction, installation or sale of lots. Construction and installation wthin existing street right-of-ways shall be secured by surety as required under the Street Opening and / or other Permit(s).”
12. All applicable requirements of Section 3.3.7 of the *Rules and Regulations Governing the Subdivision of Land: Grafton, Massachusetts* (revised through 4/27/09) shall be satisfied.

C. Conditions to be satisfied prior to the Start of Any Construction Activity

1. The Approved Definitive Plan and Covenant, if any shall be recorded at the Worcester District Registry of Deeds. Prior to commencement of any work, the Applicant / Developer shall notify the Planning Board within ten (10) days of the recording of all pages of the approved documents and will notify the Board in writing, presenting evidence of the recording (See Section 3.3.9.1 of the Subdivision Rules and Regulations.)
2. Prior to the commencement of work, the Planning Board shall be provided with the following:
 - a. Five (5) full size, 24” x 36”, endorsed and recorded plan sets, one of which shall be sent directly to the Town’s peer review consulting engineer.
 - b. An electronic copy of the endorsed and recorded plan set. The electronic copy shall be in a “PDF” compatible format.
3. The Applicant / Developer shall submit acceptable construction and maintenance schedule documents in accordance with Section 3.3.7.3 of the Subdivision Rules and Regulations.
4. The Applicant shall submit to the Town (through the Planning Board) a bond or other type of security acceptable to the Board, in an amount to be determined by the Board and its agent, for the purposes of ensuring adequate stormwater management and erosion control /site stabilization during the construction process. Said bond/security shall not be released until the Site is stabilized and all stormwater management facilities are functioning to the satisfaction of both the Planning Board and Conservation Commission.
5. An initial inspection of erosion control /site stabilization measures shall be performed by agent(s) of both the Planning Board and Conservation Commission in the presence of a representative of the Applicant / Developer, and notice of such inspection forwarded to both Boards. No construction activity shall occur on the Site until the Applicant / Developer receives written authorization from both the Planning Board and Conservation Commission regarding the adequacy of the initial erosion control and site stabilization measures. The Planning Board reserves the right to require additional erosion control/site stabilization measures at any time during the construction process should the Planning Board, Conservation Commission, or their agent(s) deem such measures necessary. The Applicant / Developer shall be notified in writing of the necessity for such additional measures, and shall complete all such requirements within ten (10) days of receiving said notice, or other time as may be agreed upon by both the Planning Board and Conservation Commission.
6. Prior to the start of construction of the recharge system, the Applicant shall address, to the satisfaction of the Board or its agent, Item #23 of Graves Engineering review letter dated July 27, 2015 (see EXHIBIT #15): *Soil testing has not yet been performed at the Subsurface Recharge System, which is located on an easement on an abutting lot. Based upon data collected elsewhere at the site, the design of the Subsurface Recharge System does not appear to be unreasonable. Nevertheless, confirmatory soil testing will be necessary prior to the start of recharge system construction.*
7. Prior to commencing any work within Pleasant Street, a public way, all required permits / approvals shall be obtained from the Grafton Department of Public Works.
8. In accordance with the National Pollutant Discharge Elimination System (NPDES) Phase II requirements, a Stormwater Pollution Prevention Plan shall be maintained at all times on the Site by the Applicant / Developer. A copy of this document shall be forwarded to the Planning Board,

Conservation Commission and Department of Public Works prior to commencing any construction activity.

9. Prior to commencing any site work, the Applicant or their desingee, the Town Planner, and the Planning Board’s consulting engineer shall visit the site to establish a “no distrub area” around the Heritage Trees area. The rear detention basin and said “no distub” areas shall be delineated by _____ with organe construction fencing to be maintained throughout construction.

D. Conditions to be met During Construction

1. The Site shall be inspected on a weekly basis by an agent of the Planning Board and/or Conservation Commission in the presence of a representative of the Applicant / Developer, in order to monitor the stormwater management system/facilities and erosion control/site stabilization measures. The frequency of inspections may be decreased only upon written authorization by the Planning Board and/ or its agent. The Applicant / Developer shall be notified in writing of the necessity for such additional measures, and shall complete all such requirements within ten (10) days of receiving said notice, or other time as agreed upon by both the Planning Board and Conservation Conservation Commission.
2. All site construction, development and improvements shall be inspected at the appropriate stage(s) of construction by the Planning Board or its agent upon request made by the Applicant to the Planning Board or its agent, in accordance with any policies for such requests.
3. Except as otherwise approved by the Planning Board, all driveways, roadways, utilities and other improvements shall conform to the construction standards of the *Subdivision Rules and Regulations*. All site improvements shall be inspected at the appropriate stage of construction in accordance with the *Rules and Regulations* and as required by the Board.
4. In no case shall additional filling or land disturbance occur that results in a steeper slope or a slope that encroaches on the roadway to a greater degree than shown on the plans without the expressed prior approval of the Planning Board.
5. The Town reserves the right to require reasonable additional construction techniques, for either on-site or off-site work, in response to actual field conditions, effects of construction methods and as the situation warrants. This may include, without limitation, earth work, purchase and installation of materials, infrastructure, etc., and lot drainage issues.
6. Driveway slopes, both within and outside the right-of-way shall comply with the *Subdivision Rules and Regulations*, and development of individual lots shall not cause detrimental drainage, erosion or sedimentation onto adjacent property, roadways or lots.
7. All construction vehicles and vehicles of all workers are to be parked on site. Parking of construction vehicles on Pleasant Street is specifically prohibited, except during the period of the initial clearing of the property. Parking of construction vehicles on Grist Mill Road is specifically prohibited both during the period of the initial clearing of the property and during any phase of construction.
8. The Applicant shall take all necessary measures to minimize dust from rising and blowing across the site and onto roads and adjacent properties.
9. Once the plant materials associated with the approved tree plan have arrived on site, and prior to their

installation, the Planning Board’s agent shall be contacted to arrange an inspection and to approve the size, quantity and species of plant materials prior to their installation in the ground. De minimus changes limited to the exact location of species and planting materials may be approved by the Town Planner upon consultation with the Tree Warden provided the intent of the material is maintained.

E. Conditions to be met prior to Release of Lots or Reduction of Surety

1. Deed restrictions for **Lots 4 through 10** which delineate a “no disturb, no cut” areas for each lot shall be submitted to the Planning Board or its agent for approval for the reasons identified in CONDITIONS #B9 and #B10. The Applicant / Developer shall be responsible for recording the approved deed restrictions at the Worcester District Registry of Deeds (WDRD) and provide evidence to the Planning Board, including a copy of such recording bearing the WDRD Book and Page Number and/or Instrument Number. All lot release requests submitted to the Planning Board will include reference to the deed restrictions on said lots.
2. As per Section 3.3.10 of the *Subdivision Rules and Regulations*, prior to the release of any lot or reduction in surety, executed documents in a form acceptable to the Town shall be submitted that grant to the Town all rights regarding the roadway, drainage easements and all other infrastructure.
3. All stormwater management facilities and associated structures, including pipe, loaming, and seeding, shall be completed, and stormwater runoff suitably controlled, to the satisfaction of the Planning Board prior to the release of any lot within that portion of the subdivision.

F. Conditions to be met prior to the Issuance of either a Temporary or Permanent Occupancy Permit

1. The Building Inspector shall require proof of the following in consultation with the Town Planner:
 - a. A valid and duly recorded Lot Release for said lot in question.
 - b. Proof of final approval of the Tree Plan as it pertains to the lot in question. The Town reserves the right to conduct a site inspection of lot to verify that the approved Tree Plan continues to remain valid. In the event that the plant material has failed (either by death or disease) new material will be installed at the expense of the Property Owner and / or its Agent or Builder in accordance with Condition G3. All work to replace plant material will be done to the satisfaction of the Planning Board or its agent and must receive final written approval to be submitted into the Planning Department project file and provided to the Building Department prior to the issuance of an occupancy permit.

G. Conditions to be met prior to Request for Determination of Completeness

1. Prior to acceptance of the way and improvements by the Town, a determination shall be made by the Planning Board, through its designated consulting engineer, as to whether the detention basins, as well as all other improvements, are constructed and operate as designed on the approved plan(s). If a negative determination is made, the Applicant shall, at their own expense, remedy any and all deficiencies to the satisfaction of the Board.
2. A final inspection by the Police Department and Department of Public Works will be conducted to ensure that all public safety signage and roadway markings have met the required standards. The Town reserves the right to require additional public safety controls in the event that site conditions may

warrant. The Applicant / Developer shall be responsible to submitting a final approval from both the Police Department and the Department of Public Works that the all signs and other public safety controls have been identified and installed to their satisfaction. This Condition does not nullify or negate the requirements set forth in Section 3.2.11.2.d (Written Evidence of Compliance from Superintendent of Streets) of the Subdivision Rules and Regulations during the Determination of Completeness Review.

3. The Planning Board or its designated agent shall inspect all plantings to ensure that all the plantings have been installed as specified on the approved Tree Plan.

VI. RECORD OF VOTE

Constituting a majority of the Planning Board, the following members voted **- - to APPROVE / DENY** the Applicant’s Definitive Plan Approval Application with Conditions based on the information received at the public hearing and the aforementioned findings.

<u>Sargon Hanna, Chairman</u>	<u>AYE / NAY</u>	<u>Linda Hassinger, Member</u>	<u>AYE / NAY</u>
<u>Michael Scully, Vice Chairman</u>	<u>AYE / NAY</u>	<u>David Robbins, Member</u>	<u>AYE / NAY</u>
<u>Robert Hassinger, Clerk</u>	<u>AYE / NAY</u>		

DATE OF FILING OF DECISION: BY ORDER OF THE BOARD

Joseph Laydon, Town Planner

Date

cc: Applicant

- Owner
- Graves Engineering
- Assistant Town Engineer
- Building Inspector
- Conservation Commission
- Board of Assessors

To Whom It May Concern: This is to certify that the 20 day appeal period has passed and there have been no appeals made to this office.

Donna Girouard, Town Clerk

Date

DRAFT